

Project Name	Seneca Heights (Econolodge)
Address	18715 North Frederick Ave, Gaithersburg, MD 20879
Owner	Montgomery County Coalition for Homeless (project operator)
Total # of Units	57
# of Affordable Units	57
Population Served	Formerly homeless individuals and families

COUNTY FINANCING AND SOURCE:

Montgomery County HIF Loan	\$3,506,261
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DATE OF COUNTY LOAN:

02/25/2004

OTHER FINANCING SOURCES:

HOME (owner equity)	\$978,368
CDA – Partnership Rental Housing	\$3,727,663
CDA – Transitional Housing	\$568,134
Montgomery County HHS Furniture & Equip Grant	\$19,000
Montgomery County Operating Start-up Grant	\$159,000
Montgomery County Gap funding	\$14,667

LEVERAGE RATIO OF COUNTY FUNDS:

1.5 to 1

TOTAL PROJECT COST:

\$8,973,103

AFFORDABLE HOUSING EXPIRATION DATE:

PROJECT DESCRIPTION:

Seneca Heights provides 17 units of transitional housing for formerly homeless families and 40 units of permanent supportive housing for formerly homeless individuals. The permanent supportive housing – also known as Personal Living Quarters – allows single adults to live independently while also benefiting from on-site services that help them to reclaim, acquire, or enhance their life skills. The Transitional Housing provides intensive case management in an autonomous living environment. Services include on-site voter registration, youth and adult martial arts classes, GED classes, after-school tutoring, game nights, and a resident council.

Seneca Heights opened in summer 2004 and received the HUD national HOME Doorknocker Award for outstanding work in providing affordable housing to low income and underserved people. The project represents a unique partnership among Montgomery County, the City of Gaithersburg, the Housing Opportunities Commission, and the Montgomery County Coalition for the Homeless.

